**Planning Board**

**Town of Keene**

**Keene, NY 12942**

**Date:** Tuesday, February 8, 2022

**Kind:** Regular Planning Board Meeting

**Place:** Town Hall – Keene, NY

**Board Present:** Tom Hickey, Larry House, Travis Gagnon, Ron Hall, Linda LaBarge,

 Brian Crowl

**Board Absent:** Mike Hartson

**Others Present:** Joe Pete Wilson, Supervisor, Marka Doolittle, Tina Preston Keene Clerk, Kevin Hall, Chris Frazier, Derrick Martineau, Code Officer

**Call to order:** Tom Hickey called the meeting to order at 9:00 AM.

**Approval of Meeting minutes:**

A motion was made by Linda LaBarge, seconded by Brian Crowl, 6 yes votes to approve the minutes of the planning board held January 11, 2021.

**New Business:**

**K-22-2 Chris Frazier- cabin structure**

Chris Frazier presented plans to tear down old structure and rebuild at 10123 Rt 9N Keene, the property is 2/5ths of an acre. Presented building permit application and engineer plans for sceptic. Mr. Frazier presented plans for a wood structure that’s 28 by 28 square feet with a green metal roof. The building will have sceptic and water; the well driller is coming within the month. Frazier was unable to provide elevation drawings and side views of the building at this time. The project was not approved today, but can be approved when Elevations are provided. Travis Gagnon is involved in the project and abstaining from future voting. Not approved.

**K-22-3 Sean Torrance- Subdivision**

Kevin Hall presented on behalf of Sean Torrance, proposing a reconfiguration of lots at 1211 Hurricane Rd. Keene NY 12942, tax map parcel 53.2-3-24.1. The property was previously subdivided in 1975 by the Mayer family. Mr. Hall presented a change in the property line by .37 AC. so lot 4 will have its own driveway instead of being a right of way off of lot 3. Lot 4 currently has an access through lot 3 to get to Moose Hill Way. Brian Crowl made a motion to approve the change, seconded by Linda LeBarge. Carried 6-0, Yes.

**Old Business:**

Revisiting the Hartson project, **K-21-43** located at10863 NYS Rt. 9N, Keene NY, approved October 12 and previously revised on January 11. Mr. Hartson is selling the house and property of lot 2 while retaining lot 1. Kevin Hall presented a change in lot division on behalf of Mr. Hartson. Lot 1, the house lot, be changed from .58 acres to 1.5 acres to make it more desirable for buyers. In order to make the change, Lot 2 will go from 2.7 acres to 1.8 acres. As a result of APA regulations on wetlands, the sceptic system will be moved to the northeast corner of lot 2. Travis Gagnon made a motion to approve, seconded by Brian Crowl, Carried 6-0, Yes.

**Discussion:**

Joe Pete proposed using the planning board budget to update electronic equipment to make presenting projects easier. Kevin Hall mentioned that Westport has a TV screen the project pdf’s can be presented on. The board expressed interested in modernizing.

Chuck and Linda boyd are looking to develop a property at 114 Hurricane, previously owned by Terry Finnan. Brian Crowl went up to look at the property and initiate NYSEG protocol, such as servicing the property with power. However, there seemed to be a discrepancy in the tax map parcel number. After pursuing the problem Mr. Crowl found that forms were missing at the county and the subdivision was done via a deed split. However, the original owner, Mr. Finnan, never came before the planning board to file for a subdivision. The APA approved the permit and subdivision without the local government signoff form in October of 2021. Brian Crowl added that when he talked to people at the county office they said there was no protocol in place and the subdivision through a deed can be legitimized. He was able to obtain the new tax map parcel. According to Kevin Hall a deed can be used as a loophole to avoid maps and surveys for subdivisions. A previous legal subdivision had taken place but the property being discussed here was part of a larger lot and no updated map exists. As a result, there is no 11-acre lot documented. A local attorney should have caught the illegal subdivision while closing on the sale. The planning board concluded that the best course of action would be for the new owners to reach out to Terry Finnan to confirm the absence of a paper trail so the board can retroactively approve of the subdivision and new owners can propose building plans.

Larry House presented drafts for short term rental regulations and proposed changes to the site plan review law to be presented to the town board. Under the site plan review law section 1.4 he proposed a definition addition for short term rentals to include lean tos and campsites that are rented to a person or entity for less than 30 consecutive nights. Mr. House presented a draft of guidelines outlining how to approve a project. To establish a short term rental, the owner will have to apply for a change of use for the property then Derrick Martineau, code officer, will inspect the property then go to the planning board to get approval as a short term rental.

The Meeting was adjourned at 10:00 .

Respectfully submitted,

Marka Doolittle

Next Meeting- Tuesday, March 8 @ 9:00 AM